

069.0

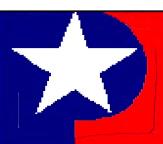
0003

0007.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
827,500 / 827,500  
827,500 / 827,500  
827,500 / 827,500
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
29		DRAPE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SHEA JOSEPH F & EMILY G	
Owner 2:	
Owner 3:	
Street 1: 29 DRAPE AVE	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Clapboard Exterior and 2696 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280	Sq. Ft.	Site			0	70.	1.10	12									404,882						404,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5280.000	422,600		404,900	827,500		44053
							GIS Ref
							GIS Ref
							Insp Date
							10/23/18

PREVIOUS ASSESSMENT								Parcel ID	069.0-0003-0007.0	USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	422,600	0	5,280.	404,900	827,500		Year end	12/23/2021	
2021	101	FV	409,300	0	5,280.	404,900	814,200		Year End Roll	12/10/2020	
2020	101	FV	409,300	0	5,280.	404,900	814,200		Year End Roll	12/18/2019	
2019	101	FV	305,700	0	5,280.	376,000	681,700		681,700 Year End Roll	1/3/2019	
2018	101	FV	305,700	0	5,280.	376,000	681,700		681,700 Year End Roll	12/20/2017	
2017	101	FV	305,700	0	5,280.	329,700	635,400		635,400 Year End Roll	1/3/2017	
2016	101	FV	305,700	0	5,280.	300,800	606,500		606,500 Year End	1/4/2016	
2015	101	FV	297,900	0	5,280.	266,100	564,000		564,000 Year End Roll	12/11/2014	

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
	24907-185		10/5/1994			252,000	No	No	Y					

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
3/26/2013	421	Manual	7,800	C													10/23/2018	MEAS&NOTICE	BS	Barbara S			
11/20/2008	1435	Redo Bat	7,900													5/23/2013	Info Fm Prmt	EMK	Ellen K				
1/4/1999	4	Addition	65,000	C	18X20 2ST ADD/REM/												4/8/2009	Entry Denied	372	PATRIOT			
																	10/7/1999	Mailer Sent					
																	10/7/1999	Measured	263	PATRIOT			
																	6/28/1999		PM	Peter M			

Sign:  VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

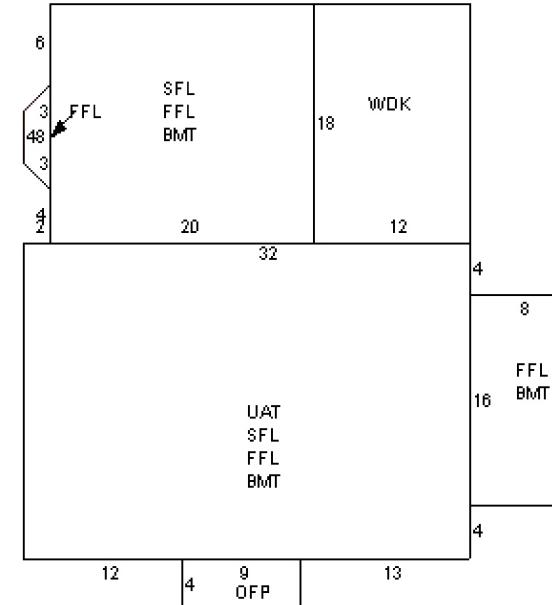
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1919
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	3 - Other 20%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond: GD - Good

18. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

18.6

%

Avg Ht/FL:

STD

Prim Int Wal:

2 - Plaster

Sec Int Wall:

3 - Other

20%

Partition:

T - Typical

Prim Floors:

3 - Hardwood

Sec Floors:

4 - Carpet

50%

Bsmnt Flr:

12 - Concrete

Subfloor:

Bsmnt Gar:

Electric:

3 - Typical

Insulation:

2 - Typical

Int vs Ext:

S

Heat Fuel:

1 - Oil

Heat Type:

1 - Forced H/Air

# Heat Sys:

1

% Heated:

100

% AC:

100

Solar HW:

NO

Central Vac:

NO

% Com Wal

% Sprinkled

Depreciated Total:

422553

**CALC SUMMARY**

Basic \$ / SQ: 130.00

Size Adj.: 1.07134831

Const Adj.: 1.00489950

Adj \$ / SQ: 139.958

Other Features: 91696

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 519106

Depreciation: 96554

Depreciated Total: 422553

**COMPARABLE SALES**

Rate

Parcel ID

Typ

Date

Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor: 1.00

Before Depr: 139.96

Special Features: 0

Val/Su Net: 99.39

Final Total: 422600

Val/Su SzAd 169.58

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	1,316	139.960	184,184	UAT	100	FLA	100	
BMT	Basement	1,304	41.990	54,751					
SFL	Second Floor	1,176	139.960	164,590					
WDK	Deck	216	10.680	2,307					
UAT	Upper Attic	204	97.970	19,986					
OFFP	Open Porch	36	44.220	1,592					
Net Sketched Area:				4,252	Total:	427,410			
Size Ad	2492	Gross Area	4864	FinArea	2696				

**SUB AREA DETAIL****IMAGE****AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X12	A	AV	1998	0.00	T	16.8	101						

More: N

Total Yard Items: [ ]

Total Special Features: [ ]

Total: [ ]